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| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1989 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 36 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RM-2 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$3,771.15 |
| Rear Yard Exp: | | Maint. Fee: | 448.52 | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 014-239-809 |

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|-------------------------|--|-------------------------|---------------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | - Total Units in Strata: 178 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | |
| Mgmt. Company: | CROSSROADS MANAGEMENT - 778-578-4445 |
| Complex / Subdiv: | CHARTWELL GREEN |
| Services Connected: | Electricity,Water |
| Legal: | STRATA LOT 23 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW3008 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Amenities: | Club House,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub,Wheelchair Access,Workshop Attached |
| Site Influences: | Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby |
| Features: | Clothes Washer/Dryer,Dishwasher,Garage Door Opener,Refrigerator,Smoke Alarm,Vacuum - Roughed In,Vaulted Ceiling |
| Bylaw Restrict: | Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Royal LePage Northstar Realty (S. Surrey) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|--------------|
| Main | Living Room | 14'4 x 12'11 | Main | Patio | 12'0 x 10'0 |
| Main | Dining Room | 8'4 x 12'11 | Above | Bedroom | 11'11 x 12'6 |
| Main | Kitchen | 9'2 x 7'9 | Above | Bedroom | 8'5 x 13'2 |
| Main | Eating Area | 9'2 x 7'9 | | | |
| Main | Primary Bedroom | 14'1 x 11'11 | | | |
| Main | Walk-In Closet | 7'3 x 6'3 | | | |
| Main | Foyer | 4'10 x 5'6 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,010 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 432 sqft | # Of Kitchens: | 1 | Main | 3 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,442 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 178 | | | |
| Grand Total: | 1,442 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to desirable CHARTWELL GREEN in Walnut Grove! Primary bedroom on main floor w/large walk in closet, big window & adjacent ensuite w/ fully renovated Walk in shower! This immaculate 55+ gated complex boasts resort like amenities including a huge Clubhouse & kitchen for events, Outdoor pool, Hot tub, Games room, Library, Putting Green & RV spaces. The spacious living room/dining room has fresh paint & vaulted ceiling, cozy gas fireplace & sliding glass doors to sunny private back patio. Bright East facing kitchen & eating area w/ ample cupboards. 2 more bedrooms/office upstairs w/ full bathroom. Single Garage & Second parking right in front. New HW tank, Built in Vac Ready. Easy access to Hwy 1, Shopping & restaurants. Pets ok w/ restrictions. OPEN HOUSE SAT 25th 1-3PM.